

Town of Hingham



**Public Safety Facility Building Committee
Meeting Agenda**

Thursday, May 5, 2022
7:00 PM

Remote meeting via Zoom:

Dial-in number: 929-205-6099

Meeting ID: 861 4884 9344

Passcode: 485452

Website: [Zoom link](#)

- 1) Call to order
- 2) Approval of 4/21/2022 meeting minutes
- 3) Recap of Town Meeting
- 4) Authorization to continue Design and OPM services
- 5) Preliminary review of KBA responses to HNZ Requests
- 6) Budget overview
- 7) Invoices for Approval
- 8) Next meeting
- 9) Adjourn

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Public Safety Facility Building Committee Meeting Minutes

April 21, 2022 7:00 PM

Call to order (7:02 PM)

Role call –

Garrity*	Kelley*	Murphy
Healey*	Lauter*	Smallwood*
Jones	MacAloney*	Touchette*

Guests:

- Kaestle Boos Associates (KBA): Sean Schmigle
- Hill International (Hill): Paul Kalous, Susan McCann
- Hingham Net Zero (HNZ): J Borges, M Reive
- Laura Burns

Approval of minutes from 4/7

Motion to approve the meeting minutes from 4/7/22	
Motion made by	T. Lauter
Seconded by	B. MacAloney
Discussion	None
Vote	Carried Smallwood abstained – had not received for review

Hingham Net Zero Update

Geothermal

B Garrity shared an overview of the Geothermal proposals:

CES	\$63,900.00
BER	\$13,000.00
Proposed Total	\$76,300.00

B Garrity suggested as a practical matter don't see taking any action at this time. Costs indicated do not include KBA services or mark up.

FEES FOR SCOPE OF SERVICES

To complete the Professional Services required for the Project, we propose the following lump sum fees:

1. Test Bore	\$ 32,400.00*
2. Schematic Design and Analysis	\$ 8,000.00
3. Contract Documents	\$ 15,000.00
4. Construction Administration	\$ 7,500.00
Total	\$ 63,900.00

*Please note: Quote received by CES from Water Energy Distributors from Hampstead, NH.

FEE:

- Phase 1 – Concept Plans for Budget Evaluation: \$ 5,000
- Phase 2 – Full Design (Mechanical and Electrical): \$ 8,000

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Mitsubishi Electric Powered Air Source Water Heater System

An alternate proposal from John Borger (HNZ) via email that discussed potential use of a new Mitsubishi powered system that utilize a commercial high temperature heat pump water heater.

- a) At a minimum the team will take a look at this to see if this would fit into our project.
- b) Concern expressed that there is no track record for this equipment, although Mitsubishi is a well-regarded manufacturer. As a new product, it would require careful investigation and knowledge of other impacts such as electrical service size.
- c) Concern expressed that there may not be two other manufacturers that can meet the specification as required for a public bid. M Reive (HNZ) shared that he has become aware of two other companies that do this in the US and one Danish company through refrigeration of carbon dioxide.
- d) This system would be in lieu of a geothermal system, for which the design and construction costs appear to be substantial.
- e) An energy model of the building may be needed to ascertain the energy savings of these alternative systems. KBA reported that the cost would be approximately \$16,000.
- f) NO votes being taken on this today.

Next Steps, once Town Meeting approves the next phase of work:

1. Consider this as an alternative to the present design or the use of a geothermal system. Put the geothermal proposal on hold for now.
2. KBA to have BER take a look at this product. Determine other impacts to electrical service size, floor plan/space, etc.

Photovoltaic Solar Panels

B Garrity provided an update regarding a conversation that he had with Laura Burns and the following was discussed:

Owning vs leasing a photovoltaic system from 3rd party company (True Green, etc.) depends on who pays the utility bill and who benefits. The Town will operate the building, the Town pays a low electrical rate from the Town owned utility. Due to the low rate, the lease may not be as economical.

Panels to cover the available building rooftop would be approximately \$3.85 /watt and the parking lot panels including racking would be \$6/watt.

Who does the installation? Hill reported that a solar installation most often takes place after the building is complete, due to the various procurement methods and improving technology although nothing prohibits including a system in a construction contract.

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Who will pay for it? Ultimately the Town pays for the system and as the Owner/User obtains all the benefit as the surplus electricity would be the property of the Town utility.

Next Steps

B Garrity stated that the design team continue to design the building to be solar ready and have a conversation with town administrator to see how the procurement would work. Hill reported that their most recent system was procured public bid and that these systems are not available through the State Contract list.

Invoices for Approval

Hill recommends the following for approval

Kaestle Boos	
- Basic Services Bid	\$19,800.00
- Amendment #01	\$10,778.63
subtotal	\$30,578.63
Hill International Inc.	
-Basic Services	\$20,100.00
TOTAL:	\$50,678.63

Approve KBA Invoices	
Motion made by	B Garrity
Moved by	T Lauter
Seconded by	D Smallwood
Discussion	None
Vote	Yes: Lauter, Smallwood, MacAloney , Touchette, Garrity Unanimous

Approve Hill International Invoices	
Motion made by	B Garrity
Moved by	T Lauter
Seconded by	D Smallwood
Discussion	None
Vote	Yes: Lauter, Smallwood, MacAloney, Touchette, Garrity Unanimous

Preparations for Town Meeting

- Members should try to sit together, close to the speakers

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- We want police and fire chiefs to be sitting with us
- HNZ appears to be preparing to speak in support of the project
- Moderator approval is needed for non-residents to speak (chiefs)
- BG to present first – status, make the request for funds for design and bidding but not construction.
- Marketing materials/info tables – Bruce to arrange for making documents prior to leaving for his trip.

Review of Budget – we are on budget.

- Overall costs to date are about 200k under appropriations.
- We are spending less than we thought. We will be getting a good working budget format – within a day or two we will have a simple view of commitments and expenses by phase FS/SD, DD, CD & Bidding, Estimated construction costs – estimated allowances for FF&E.
- Will share more at next meeting

Next Meeting: May 5th 7PM, Remote

Adjourn

Motion to adjourn	
Motion made by	B Garrity
Moved by	B MacAloney
Seconded by	T Lauter
Discussion	None
Vote	Yes: Tally, Bruce, Donna, Andy, B Garrity Unanimous

Meeting ended at 8:58 PM

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